

AGENDA

The Planning and Zoning Commission and Board of Adjustment of the City of Sherman will hold a regular meeting Tuesday, October 19, 2010 at 5:00 P.M. in the Council Chambers at 220 W. Mulberry to consider the following:

1. Approve minutes of the regular September 21, 2010, Planning and Zoning Commission meeting.

All requests are under Ordinance No. 2280, unless otherwise stated.

BOARD OF ADJUSTMENTS

2. The request of Timothy and Melody Harris (Owners) concerning the property located at 1108 North Hopson Street, being part of Lots 25 & 27 and all of Lot 26, Block 1, Birge Addition, as follows:
Board of Adjustments
Exception under Ordinance No. 2280, Section 7, Subsection (1)(d) to allow the percentage of the required rear yard coverage to be thirty-two (32) percent in lieu of thirty (30) percent permitted in an R-1 (One Family Residential) District.
Board of Adjustments
Variance under Ordinance No. 2280, Section 7, Subsection (1)(c)(2) to allow a 2.68' side yard setback in lieu of 5' required for a detached accessory building in an R-1 (One Family Residential) District.
3. The request of Robert Rhodes (Owner) concerning the property located at 718 North Sam Rayburn Freeway, being 0.27 acres in the J.B. McAnair Survey, Abstract No. 763, as follows:
Board of Adjustments
Variance under Ordinance No. 2280, Section 6.2, Subsection (1) to allow a 13'8" rear yard setback in lieu of 25' required for an attached carport in an R-1 (One Family Residential) District and O-1.2 (Sam Rayburn) Overlay District.
4. The request of Grayson County (Owners), Texoma Regional Blood Center (Tenant) and Carol Baker (Representative) concerning the property located at 3911 Texoma Parkway, being 1.17 acres in the Samuel McGlothlin Survey, Abstract No. 811, as follows:
Board of Adjustments
Exception under Ordinance No. 2280, Section (4) to add a 4'x8' LED display to an existing nonconforming sign and to increase the face area from 42 square foot to 75 square foot in a C-2 (General Commercial) District.

PLANNING AND ZONING COMMISSION

5. The request of Spavinaw Properties, LLC (Owners) and Jason Sofey (Representative) concerning the property at 902 South Sam Rayburn Freeway, being Lots 18-20, L.C. Chapman's Second Addition, as follows:
Planning and Zoning Commission
Specific Use Permit and Site Plan approval under Ordinance No. 2280, Section 8, Subsection (5) (a), to allow a 10x30 double-sided billboard in a C-2 (General Commercial) District and O-1.2 (Sam Rayburn) Overlay District.
6. The request of Walt DeRonde (Owner/Developer) and Greg Edwards Engineering Services, Inc. (Engineer/Land Planner) concerning the property located in the 2300-3000 Blocks of F.M. 1417 South, being 201.058 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows:
Planning and Zoning Commission
Preliminary Plat of The Estates of Pebblebrook
7. The request of One Ganesha LTD (Owners) and Michael Clark (Representative) concerning the property located in the 6000-6100 Blocks of U.S. Highway 75 North and the 1500-1600 Blocks of F.M. 691 East, being 5.974 acres in the William Milligan Survey, Abstract No. 875, as follows;
Planning and Zoning Commission
Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8 (5)(a) to allow a skilled nursing facility in a C-2 (General Commercial) District, SF-1 (Single Family Residential) District and O-1 (75 & 82) Overlay District.

OTHER BUSINESS

By direction of the Planning and Zoning Commission and Board of Adjustment of the City of Sherman.

Lawrence Davis, Chairman

ATTEST: Scott Shadden, Secretary

Meetings of this advisory board are open to the public.

Note: The above agenda schedule represents an estimate of the order for the indicated items and is subject to change at any time.

An unscheduled closed executive session may be held if the discussion of any of the above agenda items concerns the purchase, exchange, lease or value of real property; or requires consultations with City Attorney.

Certification

I, the undersigned authority, do hereby certify that the above Notice of the Regular Meeting of the Board of Adjustments and Planning and Zoning Commission of the City of Sherman is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the bulletin board, at City Hall, of said City of Sherman,

Texas, a place convenient to the public and said notice was posted on October 14, 2010 at 9:00 a.m. and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 14th day of October, 2010
City of Sherman, Texas

Patsy Reeves,
Developmental Services Administrative Secretary